

**MINUTES OF THE  
CITY OF GREENSBORO  
MINIMUM HOUSING STANDARDS COMMISSION  
REGULAR MEETING  
NOVEMBER 12, 2013**

The regular meeting of the City of Greensboro Minimum Housing Standards Commission was held on Tuesday, November 12, 2013 in the Plaza Level Conference Room of the Melvin Municipal Office Building, commencing at 1:35 p.m. The following members were present: Kathleen Sullivan, Chair; Shermin Ata; Justin Outling; Tyler Quinn; Ellen Sheridan; Kimberly Moore-Dudley; and Steve Allen. Staff present included Cheryl Lilly, Barbara Harris, Elizabeth Benton, Mark Wayman, and Inspectors Don Sheffield, Roy McDougal, Roddy Covington, Chris Jones, Rick Stovall, and Don Foster. Also present was Mike Williams, Attorney for the Commission, and Mary Lynn Anderson, City Attorney's Office.

**1. APPROVAL OF MINUTES FROM OCTOBER 8, 2013 MEETING:**

Mr. Outling moved approval of the October 8, 2013 meeting minutes, seconded by Ms. Ata. The Commission voted unanimously in favor of the motion.

**2. SWEARING IN OF CITY STAFF TO TESTIFY:**

City staff was sworn as to their testimony in the following matters.

**3. REQUEST OF STAFF OF ANY CHANGES TO THE AGENDA:**

Ms. Benton stated **1019 Willard Street** and **1703 Ball Street-Rooms 1, 2, 3 and 4** are in compliance and have been pulled from the agenda. In addition, **1101 South Benbow Road** has been pulled from the agenda due to a service issue.

Mr. Quinn moved to approve the changes to the agenda, seconded by Ms. Ata. The Commission voted unanimously in favor of the motion.

Mr. Allen joined the meeting at 1:39 p.m.

**4. SWEARING IN OF OWNERS, CITIZENS AND ALL OTHERS TO TESTIFY:**

Property owners and citizens were sworn as to their testimony in the following matters.

**CONTINUED CASES:**

- 5. 446 Gorrell Street** (TMN 29-8-4) Kriston K. Gallop aka Kriston Gallop Ashley and Jason L. Ashley, Owner – In the Matter of Order to Repair, Alter or Improve structure. Inspector Covington. Continued from 10-8-13 meeting. **(INSPECTOR UPHELD)**

There was no one present to speak on this property. Inspector Jones stated that work was being done at the property when he visited on November 7, 2013. He estimated that the repairs could be completed by the end of the week. He noted that some violations have been cleared.

Ms. Sheridan moved to continue this case until the December, 2013 meeting, seconded by Mr. Quinn. The Commission voted 3-3 in a tie. (Ayes: Quinn, Sheridan, Ata. Nays: Outling, Sullivan, Allen.) The motion did not pass.

Mr. Outling noted that the owner did not inform staff of their inability to attend this meeting and consequently, in their absence there is no testimony in connection with the property.

Mr. Outling moved to uphold the Inspector, seconded by Mr. Allen. The Commission voted 4-2 in favor of the motion. (Ayes: Outling, Allen, Sullivan, Ata. Nays: Sheridan, Quinn.)

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include cracked or missing outlet and electrical switch plate cover; electrical equipment needs to be properly installed and maintained, heat-gas/electric not on at time of inspection; plumbing facilities must be maintained in safe, sanitary and functional condition; unclean/unsanitary floors, ceilings and/or walls; ceiling contains holes, loose material and/or in disrepair; exterior doors need to be weathertight; bathroom must have a door and interior lock; bedrooms must have door and interior lock; locks not maintained or missing from windows; every window shall open and close as manufactured; loose floor covering must be repaired or replaced; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; foundation walls have holes or cracks; property needs to be graded to prevent accumulation of standing water; screens on exterior doors should be self-closing and latching; missing porch pickets.

Counsel Williams asked Chair Sullivan to have the motion heard again along with another vote for the record.

Given the absence of testimony as to the property owner's current intent as of today to bring the property into compliance as well as the inaccuracy of their prior representations with regard to the timeline in which they could bring the property into compliance, Mr. Outling moved to uphold the Inspector, seconded by Mr. Allen. The Commission voted 4-2 in favor of the motion. (Ayes: Outling, Allen, Sullivan, Ata. Nays: Sheridan, Quinn.)

**6. 712 Douglas Street (TMN 30-9-27) Robert Helms and Dorothy Helms, Owners – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from October 8, 2013 meeting. (CONTINUED UNTIL JANUARY 14, 2014 MEETING)**

Sheila Helms, 409 West Montcastle Drive, distributed copies of her timeline for repairs to the property. Several contractors have given estimates for the work. The timeline has been divided into six phases including debris removal, bringing water lines to the house, electrical wiring, interior work, exterior work, and repair/replacement of windows. The work will take approximately 18 weeks to complete and should be done by the end of March, 2014.

Mr. Allen moved to continue the case until the January 14, 2014 meeting to gauge progress, seconded by Ms. Sheridan. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Allen, Sheridan, Quinn. Nays: None.)

Stanley Mack, 2255 Liberty Street, Orangeburg, South Carolina, was present to speak on **1012 Caldwell Street**. He stated that his niece is in route to the meeting from Washington, D.C. to provide more details on this matter. The property is in his niece's name. As requested at the last hearing, he has received estimates for repairing the property. He has also trimmed the bushes and removed the debris from the property. Mr. Mack needs to talk with his niece before he can give a timeline to the Commission regarding repairs. Mr. Mack felt that his niece would arrive shortly.

Mr. Outling moved to hear **1012 Caldwell Street** at the end of Continued Cases, seconded by Mr. Quinn. The Commission voted unanimously 6-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Allen, Sheridan, Quinn. Nays: None.)

7. **1511 Randolph Avenue** (TMN 76-1-14) Ramon Vasquez, Maria Antonia Garcia Vasquez, Owners – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from February 12, 2013; April 9, 2013; June 11, 2013; August 9, 201; and October 8, 2013 meetings. **(CONTINUED UNTIL DECEMBER 10, 2013 MEETING)**

Inspector Foster visited the property on November 8, 2013. The owner has gotten his electrical rough-in done; the plumbing rough-in is final; and has an appointment today for the insulation inspection so that sheetrock work can begin. He feels the owner is working diligently to bring the property into compliance. The owner indicated his intent to be present at the meeting and Inspector Foster felt he may have gotten tied up with work. The owner has been present at past meetings. Inspector Foster estimated it would take 30 to 60 days maximum to complete the repairs.

Mr. Outling moved to uphold the Inspector. There was no second and the motion failed.

Mr. Quinn moved to continue the case until the December 10, 2013 meeting, seconded by Ms. Sheridan. The Commission voted 5-1 in favor of the motion. (Ayes: Sullivan, Ata, Allen, Sheridan, Quinn. Nays: Outling.)

8. **1625 Willow Road** (TMN 211-3-3) Thomas E. Bolden and Lucy M. Bolden, Owners – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from October 8, 2013 meeting. **(CONTINUED UNTIL JANUARY 14, 2014 MEETING)**

Thomas and Lucy Bolden, 404 Hubbard Street, Reidsville, North Carolina, met with the Inspector on November 7, 2013. Mr. Bolden reported that the contractor has done quite a bit of work and he described the repairs that have been made since the last meeting. He estimated that repairs can be completed within 30 days. Responding to questions from the Commission, Inspector Covington estimated that 80% of the work has been completed. Ms. Benton confirmed that 11 violations have been cured to this point.

Given that a substantial amount of progress has been made on the property as well as the owner's testimony and their prior representations about the timeline for bringing the property into compliance proving to be true, Mr. Outling moved to continue this case until the January 14, 2014 meeting, seconded by Ms. Ata. The Commission voted 6-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Quinn, Allen, Ata. Nays: None.)

Ms. Moore-Dudley joined the meeting at 2:11 p.m.

9. **513 Julian Street** (TMN 30-7-18) Timothy O. Hicks, Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from September 10, 2013 and October 8, 2013 meetings. **(CONTINUED UNTIL DECEMBER 10, 2014 MEETING)**

Timothy Hicks, 513 Julian Street, inquired about the procedure for notification in this matter. He stated that he received notification on August 29, 2013; two days after the Inspector came with four police officers and a locksmith to his house on August 27, 2013. Counsel Williams noted that the meeting was held on September 10, 2013 and the owner had more than ten days notice prior to the meeting. Mr. Outling asked the owner if he felt he had been harmed in any way and pointed out that at the September 10 meeting, a continuance was granted as to the property being out of compliance. Mr. Hicks stated that if the Inspector had alerted him, he could have made a better presentation at the meeting. Chair Sullivan noted that two continuances have been granted to the owner on this property. Counsel Williams commented that the owner was notified at least ten days prior to the hearing and that is all that the law requires. The owner was given a continuance at the September 10 meeting and had an additional 30 days to prepare for the October

8 meeting when another continuance was granted. The Commission is asking that the violations, as stated by Inspector Covington, be repaired or that they be given a plan as to when the repairs might be completed.

Mr. Outling asked the owner for an update on progress made since the last meeting. Mr. Hicks stated that he has been busy with preparations. He plans to begin working on the drywall tomorrow. No permits have been pulled.

Inspector Foster stated that he contacted Mr. Hicks last month. He was told that he could video only the exterior of the property since there had been no changes to the interior. Therefore, the video being shown to Commissioners is from the September meeting. There is not a current video of the property because he was denied entry. Inspector Foster said that the status of the property was the same as previously videotaped.

Counsel Williams felt that the case should be pulled off of this month's agenda because there is no current video of the property.

Given the absence of a video since September, 2013, Mr. Outling moved to continue the matter until the December 10, 2013 meeting, seconded by Mr. Quinn. The Commission voted 7-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Quinn, Allen, Ata, Moore-Dudley. Nays: None.)

The Commission asked Mr. Hicks to return at the next meeting with an update on progress, a timeline indicating when he plans to be compliant with the code along with any necessary permits.

Ms. Harris made the owner aware that Inspectors will need access into the property prior to the next hearing. A warrant will be issued to gain entry if access is denied.

- 10. 3102 A – N Summit Avenue** (TMN 294-1-14): Basil Agapion and Sophia Agapion, Owners -- In the Matter of Order to Repair, Alter or Improve Structure(s). Inspector McDougal. Continued from June 11, 2013; July 10, 2013; and August 13, 2013 meetings.  
**(CONTINUED UNTIL JANUARY 14, 2014 MEETING)**

Irene Agapion, 625 South Elm Street, stated that 8 of the 14 units have been completed and inspected since the August, 2013 meeting. All of the units should be completed by the end of the year.

Inspector McDougal informed members that work is progressing to his satisfaction.

Ms. Moore-Dudley moved to continue the case until the January 14, 2014 meeting, seconded by Mr. Outling. The Commission voted 7-0 in favor of the motion. (Ayes: Sullivan, Outling, Sheridan, Quinn, Allen, Ata, Moore-Dudley. Nays: None.) Chair Sullivan had briefly stepped away from the meeting when the vote was taken and was unexcused. Therefore, her vote was counted in the affirmative.

- 11. 3703 Cameron Avenue** (TMN 209-1-36): Alfredo Rios Vasquez, Owner -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from March 8, 2013, April 9, 2013, and September 10, 2013. **(CONTINUED UNTIL DECEMBER 10, 2013 MEETING)**

Alfredo Vasquez, 3703 Phillips Avenue, spoke with the aid of an interpreter. He stated that the electrical work has been finished and he plans to start the interior sheetrock work and general plumbing. The plumber can start work in 20 days. He hopes to have the violations cured in two months.

Inspector Sheffield stated that electrical rough has been approved. There is also a building permit. A framing permit can be secured once the plumbing has been approved.

Ms. Ata moved to continue the case until the December 10, 2013 meeting for an update on progress, seconded by Mr. Allen. The Commission voted 4-3 in favor of the motion. (Ayes: Ata, Allen, Sheridan, Quinn. Nays: Moore-Dudley, Outling, Sullivan.)

12. **1019 Willard Street (TMN 195-2-39):** Mary Puckett and Fred Puckett, Owners -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from June 11, 2013; July 9, 2013; and September 10, 2013 meetings. **(REMOVED)**
13. **1703 Ball Street, Rooms 1, 2, 3, and 4 (TMN 179-1-7):** Degard Enterprises Co. and Smilen W. Neal, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from September 10, 2013. **(REMOVED)**
14. **2117-2119 Redwood Drive (TMN 187-13-7)** Theophilus A. Pinson and Barbara Pinson, Owners -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from May 14, 2013; August 13, 2013; September 10, 2013; and October 8, 2013 meetings. **(CONTINUED UNTIL APRIL, 2014 MEETING)**

Ms. Benson spoke on behalf of the owner who was not able to attend the meeting. She directed members to a letter in their packet from Mildred Powell, Administrator of the Rehabilitation Program. The owner has complied with the program and closed on his loan on October 31, 2013. They are waiting to sign a contract for construction tomorrow. It is estimated that the project should take a total of 112 days and should be completed no later than February 28, 2014.

Mr. Outling moved to continue the case until the April, 2014 meeting, seconded by Mr. Quinn. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Ata, Sheridan, Quinn, Allen, Outling, Moore-Dudley. Nays: None.)

15. **1108 Woodnell Street (TMN 212-5-7)** Joan Mozelle Evans, Owner -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. Continued from June 11, 2013; August 13, 2013; September 10, 2013; and October 8, 2013 meetings. **(CONTINUED UNTIL JANUARY 14, 2014 MEETING)**

Joan Edwards, 1800 Prince Albert Drive, shared a letter from Wells-Fargo indicating that she has enrolled in a FHA203K program. She has been approved and the next step is to secure an estimate from a licensed contractor.

Given that the property owner has secured financing necessary to make the repairs to bring the property into compliance, as well as the fact that the lack of progress since the last meeting has been due to circumstances beyond her control, Mr. Outling moved to continue the case until the January 14, 2014 meeting, seconded by Mr. Quinn. The Commission voted 7-0 in favor of the motion. (Ayes: Sullivan, Ata, Allen, Quinn, Outling, Sullivan, Moore-Dudley. Nays: None.)

16. **2106 West Florida Street (TMN 147-1-30)** Kelly Magnussen, Owner -- In the Matter of Order to Repair, Alter or Improve structure. Inspector Jones. **(INSPECTOR UPHELD)**

The owner informed Ms. Benton today through email that he would not be able to attend the hearing due to work obligations out of state. He is currently in process of trying to sell the property.

Inspector Jones stated that no changes in the property have occurred since the October, 2013 meeting. The case has been ongoing since July, 2011.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 7, 2013; the property is not a duplex or

multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include appliances not capable of performing their intended function; cracked or missing electrical outlet cover; cracked or missing switch plate cover; missing smoke detectors; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; loose floor covering must be repaired or replaced; exterior doors need to be weathertight; screens required on doors; screens required on windows; every window shall open and close as manufactured; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; power not on at time of inspection; unsafe electrical wiring.

Inspector Sheffield noted that many permits will be needed for this property but none have been pulled.

Ms. Ata moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted 7-0 in favor of the motion. (Ayes: Sullivan, Ata, Allen, Quinn, Outling, Sullivan, Moore-Dudley. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 2106 West Florida Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**17. 1012 Caldwell Street (TMN 32-8-7) James Mack, Stanley Mack and Dionne Mack – Owners in the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. Continued from June 11, 2013; August 13, 2013; and October 8, 2013)**  
**(CONTINUED UNTIL JANUARY 14, 2014 MEETING)**

Dionne Mack was sworn in as to her testimony in this matter. It was noted that this case was moved earlier in the agenda to be heard at the end of Continued Cases.

Dionne Mack, 20307 Valley Bank Road, Gaithersburg, Maryland, stated that the property has been transferred to her name since the last meeting. She has two estimates but she is unsure if they are reliable. She stated her intention to bring the property into compliance. She has obtained a list of licensed and reputable contractors from staff. Stanley Mack plans to get an itemized estimate from a reputable contractor that can be taken to the bank to obtain financing. If they have to finance the project themselves, it will have to be done gradually in phases. The contractor estimated eight to ten weeks to repair the property.

Ms. Mack has been transferred and clarified that her intent now is to rent the property.

Ms. Moore-Dudley moved to continue the case until the January 14, 2014 meeting for an update on financing and repairs, seconded by Mr. Outling. The Commission voted 7-0 in favor of the motion. (Ayes: Sullivan, Ata, Allen, Quinn, Outling, Sullivan, Moore-Dudley. Nays: None.)

## NEW CASES:

Chair Sullivan stated that a request has been made to move forward on the agenda and hear 2502 Aster Drive as the next case.

Ms. Sheridan moved to hear 2502 Aster Drive as the next case, seconded by Ms. Ata. The Commission voted 7-0 in favor of the motion. (Ayes: Sullivan, Ata, Allen, Quinn, Outling, Sullivan, Moore-Dudley. Nays: None.)

**18. 2502 Aster Drive (TMN 214-2-25) Victor Archibong and Chickwe Archibong, Owners – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington.  
(CONTINUED UNTIL JANUARY 14, 2014 MEETING)**

Ms. Benton stated that this case was initially inspected on December 17, 2012. The hearing was January 16, 2013 and the order was issued on the same date.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include cracked and missing switch plate covers; first bedroom light appears to not be working; missing light cover on light fixtures throughout the structures; outlet painted over—check throughout structure; exposed wiring at light fixture; open ground outlets; smoke detectors are required in each bedroom and common area; missing carbon dioxide detector; inoperable smoke detectors; plumbing fixtures stopped up or clogged, check bathroom sink; plumbing fixtures leak, bathtub fixtures; loose toilet; wall has peeling, chipping or flaking paint that must be repaired, removed or covered; wall has cracked or loose plaster, decayed wood or other defective material that must be corrected; rotten flooring must be repaired in bathroom and kitchen area; exterior doors need to be weathertight; bedrooms must have a door and interior lock; screens on doors should be self-closing and latching; windows shall open and close as manufactured; windows need to be weathertight; inoperable ventilation fan in the bathroom area; all exterior property and premises shall be maintained in a clean and sanitary condition, back yard area; water heating relief valve improperly installed and/or maintained, missing wire caps; exterior walls contain holes and/or breaks; foundation wall ventilation not maintained or missing; roof drains in disrepair, gutters need to be cleaned out.

Victor Archibong, owner, explained that he has been out of the country. Since his return substantial progress has been made. He felt the violations could be corrected in two weeks to one month. He described progress being made that included replacement of the windows and new floor installation.

Inspector Sheffield reported that a building permit was inspected on September 11, 2013 but it was turned down because work had been done prior to having the floor joists inspected.

Inspector Jones confirmed that work is being done at the property and he felt the property could be brought into compliance within a month.

Ms. Ata moved to continue the case until the December 14, 2014 meeting,

Mr. Outling made a friendly amendment to continue the case until January 14, 2014 meeting so that the owner will not have to come back to the Commission if repairs are completed. Ms. Ata accepted the friendly amendment.

Ms. Ata moved to continue the case until the January 14, 2014 meeting, seconded by Ms. Moore-Dudley. The Commission voted 7-0 in favor of the motion. (Ayes: Sullivan, Ata, Allen, Quinn, Outling, Sullivan, Moore-Dudley. Nays: None.)

**19. 519 Julian Street (TMN 30-7-20): Unknown Heirs of Charles R. Hall, Owners --In the Matter of Order to Repair Alter or Improve Structure. Inspector Covington. (INSPECTOR UPHELD)**

Ms. Benton stated that this case was initially inspected on April 19, 2012. The hearing was held on July 12, 2013 and the order was issued on the same day. The City had to secure the property. There are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include screens required on windows; every window shall open and close as manufactured; exterior windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; foundation wall has holes or cracks; property needs to be graded to prevent accumulation of standing water; guardrails are loose, damaged or improperly maintained; deck, porch and/or patio flooring rotten or in disrepair; and roof drains, gutters and downspouts in disrepair.

Inspector Sheffield stated that no permits have been taken out for this property.

Inspector Covington stated that a realtor notified him on November 8 by email that they are in process of selling the property.

It was noted that this is heir property.

Given the Inspector's undisputed testimony, the property being out of compliance, as well as the fact that there is no evidence as to the owner's intent to bring the property into compliance, Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted 4-3 in favor of the motion. (Ayes: Outling, Quinn, Allen, Ata. Nays: Sullivan, Sheridan, Moore-Dudley.)

Chair Sullivan stated that the property involved in this matter is located at 519 Julian Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**20. 1111 Logan Street (TMN 72-11-21) Heirs of James R. Burris c/o Eunice Burris, Owners -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. (CONTINUED UNTIL JANUARY 14, 2014 MEETING)**

Ms. Benton stated that this case was initially inspected on July 3, 2011. The hearing was held on March 2, 2012 and the order was issued on the same day. The City had to secure the property. There are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include cracked or missing electrical outlet cover; exposed wiring at outlet; power not on at time of inspection; missing and inoperable smoke detectors; heat—gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; unclean/unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; loose floor covering must be repaired or replaced; ceiling contains holes, loose material and/or in disrepair; exterior doors need to be weathertight; bedrooms and bathrooms must have door and interior lock; locks not maintained or missing from window; screens required on doors and windows; every window shall open and close as manufactured; windows need glazing; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks and loose or rotted material; foundation wall has holes or cracks; property needs to be graded to prevent accumulation of standing water; premises needs identification; all exterior property and premises shall be maintained in a clean and sanitary condition; all exterior property shall be maintained free from weeds/plant growth in excess of 12 inches.

Trudy Burris is one of the heirs of the property. She lives at 1613 Pineland Avenue in Florence, South Carolina. Her intention is to repair the property and she plans to get estimates from a contractor. She felt the exterior work could be completed next month. This property came to her attention on November 4, 2013 and she received the violation list today. The property belonged to her grandparents and she hasn't been in the property for several years. Ms. Burris plans to live in the house after it has been repaired.

There are currently no permits for this property.

There was a discussion about the need to clear up the legal issue of heirs so that financing can be secured.

Ms. Moore-Dudley moved to continue the case until the January 14, 2014 meeting to clear up the legal issue and get a timeline to bring the property into compliance, seconded by Ms. Sheridan. The Commission voted 5-2 in favor of the motion. (Ayes: Moore-Dudley, Sheridan, Allen, Quinn, Ata. Nays: Sullivan, Outling.)

**21. 1517 Avalon Road (TMN 218-3-12) Heirs of Addie Melton, Owners -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. (INSPECTOR UPHELD)**

Ms. Benton stated that this property was initially inspected on November 17, 2011. The hearing was July 12, 2013 and the order was issued on July 17, 2013. The City had to secure the property and there are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include cracked or missing electrical and switch plate covers; exposed wiring at outlet; exposed wiring at light fixture; power not on at time of inspection; unsafe electrical wiring; doors difficult to operate; missing and inoperable smoke detectors; heat—gas/electric not on at time of inspection; missing plumbing fixtures; plumbing facilities not maintained in a safe, sanitary and functional condition; water not on at time of inspection; water heater relief valve improperly installed and/or maintained; dwelling has insect and rodent infestation; unclean and unsanitary floors, ceilings, and/or walls; structural member of wall unable to support imposed load; walls have racks, holes or loose plaster, decayed wood or other defective material that must be corrected; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; rotten flooring must be repaired; loose floor covering must be repaired or replaced, roof has rotten sheathing; roof not properly anchored; ceiling contains holes, loose material and/or in disrepair; exterior doors need to be weathertight; bathrooms and bedrooms must have a door and interior lock; locks not maintained or missing from windows; screens required on doors and windows; screens on doors should be self-closing and latching; every window shall open and close as manufactured/ windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; foundation walls have holes or cracks; foundation wall ventilation not maintained or missing; property needs to be graded to prevent accumulation of standing water; roof drains, gutters and downspouts in disrepair; roof has leaks; exterior—all mechanical appliances shall be properly installed and maintained in a safe working condition and capable of performing intended function; needs premises identification; all exterior property and premises shall be maintained in a clean and sanitary condition; property needs to be graded to prevent accumulation of standing water.

There are no permits for this property.

There has been no communication with the owner regarding their inability to attend the meeting.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Allen, Quinn, Sheridan, Moore-Dudley. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 1517 Avalon Road in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**22. 300 North Regan Street (TMN 8-9-12) Heirs of Essie B. Stewart c/o Harnetha Parks and Tiffany Parks, Owners -- In the matter of Order to Repair, Alter or Improve Structure. Inspector Covington. (INSPECTOR UPHELD)**

Ms. Benton stated that this property was initially inspected on September 30, 2011. The hearing was July 31, 2013 and the order was issued on August 12, 2013. The City had to secure the property and there are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing

standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include cracked or missing electrical outlet and switch plate covers; exposed wiring at outlet and light fixtures; power not on at time of inspection; unsafe electrical wiring; electrical equipment needs to be properly installed and maintained; missing and inoperable smoke detectors; heat—gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; unclean/unsanitary floors, ceilings, and/or walls; wall structural member unable to support imposed load; wall have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; floor is rotten and must be repaired; roof structural member rotten or deteriorated; ceiling contains holes, loose material and/or in disrepair; exterior doors need to be weathertight; screens required on exterior doors; screens required on windows; every window shall open and close as manufactured; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; exterior walls have loose or rotted material; repair/replace crawl space door; roof drains, gutters and downspouts in disrepair; roof has leaks; all exterior property and premises shall be maintained in a clean and sanitary condition; all exterior property shall be maintained free from weeds/plant growth in excess of 12 inches; heat—gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection.

There are no permits for this property.

There has been no communication with the owner regarding their inability to attend the meeting.

Given the absence of any indication that the owners intend to bring the property into compliance as well as the fact that the property has been out of compliance for over two years, Mr. Outling moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Allen, Quinn, Sheridan, Moore-Dudley. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 300 North Regan Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**23. 1508 Perkins Street (TMN 101-8-5): JARA Investments LLC, Owner -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. (INSPECTOR UPHELD)**

Ms. Benton stated that this property was initially inspected on June 29, 2011. The hearing was July 5, 2012 and the order was issued on May 9, 2013. The City had to secure the property and there are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 8, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing

standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include cracked or missing electrical outlet covers; exposed wiring at outlet and light fixtures; power not on at time of inspection; unsafe electrical wiring; missing and inoperable smoke detectors; unclean/unsanitary floors, ceilings, and/or walls; wall have peeling, chipping or flaking paint that must be repaired, removed or covered; walls have cracks, holes or loose plaster, decayed wood or other defective material that must be corrected; floor is rotten and must be repaired; ceiling contains holes, loose material and/or in disrepair; exterior doors need to be weathertight; bedrooms and bathrooms must have door and interior lock; screens required on windows; windows need glazing, windows need to be weathertight; exterior walls contain holes and/or breaks; exterior walls not weatherproof; foundation wall has holes or cracks; foundation wall—ventilation not maintained or missing; property needs to be graded to prevent accumulation of standing water; needs premises identification; ceiling contains holes, rotten or in disrepair; all exterior property and premises shall be maintained in a clean and sanitary condition; all exterior property shall be maintained free from weeds/plant growth in excess of 12 inches; heat—gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition.

There are no permits for this property.

There has been no communication with the owner regarding their inability to attend the meeting.

Ms. Sheridan commented that it appeared work was being done at the property.

Given the fact that this case has been active since 2011, Ms. Ata moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted 6-1 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Allen, Quinn, Moore-Dudley. Nays: Sheridan.)

Chair Sullivan stated that the property involved in this matter is located at 1508 Perkins Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**24. 2219 Pear Street (TMN 133-9-8) Heirs of Vera Simpson c/o Cameron Simpson, Owners – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington.  
(INSPECTOR UPHELD)**

Ms. Benton stated that this property was initially inspected on August 31, 2012. The hearing was December 26, 2012 and the order was issued on January 30, 2013. The City had to order the property secured and the owner secured it. There are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 8, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include cracked or missing electrical outlet and switch plate covers; exposed wiring at outlet; power not on at time of inspection; missing and inoperable smoke detectors; heat—gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; water heater not properly installed or maintained; dwellings shall be kept free from insect and rodent infestation; unclean/unsanitary floors, ceilings and walls; ceiling contains holes, loose material and/or in disrepair; exterior doors need to be weathertight; locks not maintained or missing from windows; every window shall open and close as manufactured; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contains holes and/or breaks; exterior walls have loose or rotted material; foundation walls have holes or cracks; deck, porch, and patio flooring rotten or in disrepair.

Ms. Benton stated that, according to case notes, the property was open and vacant on August 31, 2012 when it was brought to the City's attention.

There are no permits for this property. It was noted that no one appeared for the initial hearing.

Cameron Simpson, 2111 Troy Street, stated that Vera Simpson passed away on June 18, 2012. He stated that the other heirs were not notified and he questioned the notice service. Responding to questions, he indicated that he was not the Executor of the estate of Vera Simpson and he needed to discuss plans for the house with the other heirs before intentions could be determined. He requested that the other heirs be notified. Ms. Benton clarified that Mr. Simpson was notified and proper notice was placed in a local newspaper as required by law. Counsel Williams clarified the notice requirements for Mr. Simpson.

Given the lack of a current intent to bring the property into compliance as well as the fact the property has been out of compliance for an extended amount of time, Mr. Outling moved to uphold the Inspector. The Commission voted 6-1 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Sheridan, Moore-Dudley, Quinn. Nays: Allen.)

Chair Sullivan stated that the property involved in this matter is located at 2219 Pear Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld. Mr. Simpson was asked to give the names and addresses of the heirs to staff for notification purposes.

**25. 1212 Pearson Street (TMN 31-5-7) Hubaldo Guerrero, Owner -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington.  
(CONTINUED UNTIL JANUARY 14, 2014 MEETING)**

Ms. Benton stated that the initial inspection was October 19, 2012. The hearing was held on December 12, 2012 and the order was issued on February 11, 2013. There are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing

standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include missing smoke detectors; water not on at time of inspection; unclean/unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered; loose floor covering must be repaired or replaced; bedrooms need a door with a lock set.

There is a building permit on this property; however, there have been no inspections. An electrical rough was approved in August, 2013 and a mechanical rough was approved in March, 2013.

Hubaldo Guerrero, owner, estimated that it will take approximately four weeks to repair the violations. Only the dry wall and painting remain to be done. He is waiting for windows that have been special ordered and are scheduled to arrive in four weeks.

Ms. Sheridan moved to continue the case until the January 14, 2014 meeting, seconded by Ms. Moore-Dudley. The Commission voted 7-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Sheridan, Moore-Dudley, Quinn, Allen. Nays: None.)

**26. 1704 Way Street (TMN 439-1-53) Basil N. T. Agapion, Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. (CONTINUED UNTIL DECEMBER 10, 2013 MEETING)**

Ms. Benton stated that the initial inspection was made on January 17, 2013. The hearing was March 22, 2013 and the order was issued on March 27, 2013. There are children in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 8, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include electrical outlets broken or missing in kitchen, living room, storage shed; exposed wiring in ceiling of second bedroom at light fixture; electrical panel box cover missing; GFCI outlet required in bathroom; light fixture in closet between bedrooms is hanging loose from ceiling; outlet and switch cover plates missing or broken in first bedroom, second bedroom, kitchen, living room, and storage shed; electrical switch in kitchen does not work; locking doorknob to attached shed does not work; baseboard heater in bathroom is missing doorknob; missing smoke detectors; commode missing water supply line; bathtub missing faucet and turn valves for water; drain pipes under bathroom sink missing; utilities for heat not on at time of initial inspection; water not on at time of initial inspection; hole in ceiling in first bedroom; hole in wall in closet between bedrooms; ceiling in second bedroom has huge stain—possible water leak; windows in unit are painted shut and cannot operate as manufactured; floors missing floor coverings; front soffit is rotting; foundation has holes or cracks; needs proper house numbers for identification; front porch and front steps covering has rotting material; parts of exterior fence have fallen down including gates to fence; holes in ceiling of attached storage shed; rotting wood in ceiling of storage shed; exterior wall of attached storage shed has holes and rotting material and chipped and peeling paint; roof leaking on attached storage shed.

There are no permits for this property. A permit will be required for the roof repair.

Irene Agapion, 625 South Elm Street, stated that this property belongs to her brother. He plans to sell the property after it is brought into compliance. She felt that the work will be completed within two months.

Mr. Outling noted that there is no timeline to bring the property into compliance.

Mr. Outling moved to continue the case until the December 10, 2013 meeting for the property owner or his representative to give a timeline for completion and affirm their desire to bring the property into compliance, seconded by Ms. Ata. The Commission voted 7-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Sheridan, Moore-Dudley, Quinn, Allen. Nays: None.)

**27. 615 Willard Street (TMN 195-2-37) Omar A. Mateen and Suzanne Mateen, Owners. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal  
(CONTINUED UNTIL JANUARY 14, 2014 MEETING)**

Ms. Benton stated that this property was initially inspected on March 3, 2011. The date of the hearing was March 6, 2013 and the order was issued on the same date. There are children living in the area where the property is located and there is a day care facility nearby.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include cracked and missing electrical switch plate and outlet covers in living room, kitchen, back porch, first bedroom; first bedroom electrical outlet hanging loose; floor and wall areas are unclean/unsanitary; first bedroom wall missing sheetrock; first bedroom needs floor covering; hole in wall behind baseboard at bathtub; plaster is peeling and coming loose from wall and ceiling in bathroom and second bedroom; loose floor covering that must be repaired in the bathroom; sheet rock is falling and loose in dining room area; floor covering in enclosed back porch is loose; ceiling in den needs sheetrock; kitchen window missing glass pane; windows not weathertight; hole in wall in kitchen; interior wood window frames in disrepair in bedroom, den, kitchen, living room; doors difficult to operate; second bedroom door needs to be repaired or replaced; electrical panel missing on water heater; exterior window frames have chipped and peeling paint; exterior walls contain holes and missing siding; holes in foundation; front metal guardrails loose; back door need handrails; outside shed needs to be repaired or replaced; back door light fixture needs to be repaired or replaced; electrical receptacles in living room missing or broken; additional electrical receptacle required in first and second bedrooms; cracked or missing electrical switch outlet covers in hallway, bathroom; GFCI outlet required in bathroom; exposed wiring at light fixture; power not on at time of initial inspection; back door lock needs replacement; missing smoke detectors; unit does not have a water heater; tub or bathroom sink is missing; hole in wall in first bedroom and in the bathroom wall; bath has rotten flooring that must be repaired; hole in ceiling of bathroom; walls have holes, cracks, or loose plaster, decayed wood or other defective material that must be repaired; large crack in wall of dining room area; second bedroom ceiling has peeling and chipped plaster and/or paint; needs new lock set on bathroom door; second and third bedroom missing doors and lock sets; lock missing on window of enclosed porch; hole in floor of enclosed back porch by door; need to repair frame around the back door.

No permits have been taken out for this property. Inspector Sheffield noted that the two new electrical boxes at the property along with the plumbing work will require a permit.

Tracy Biggs, 5307 Akerson Street, stated his intention to pull the necessary permits. The exterior of the house has been cleaned. He asked for 90 to 120 days to complete the repairs. He plans to rent the property once it is in compliance. He explained circumstances that have delayed his repair of the property.

Ms. Moore-Dudley expressed concern that the property has been sitting in its current state for two years with very little work being done.

Mr. Biggs stated that during that time the whole exterior was redone, siding was replaced, sheetrock was repaired on the interior, and some windows have been replaced.

Ms. Ata moved to continue the case until the January 14, 2014 meeting, seconded by Ms. Sheridan. The Commission voted 5-2 in favor of the motion. (Ayes: Sullivan, Ata, Quinn, Allen, Sheridan, Nays: Outling, Moore-Dudley.)

The owner was asked to show that more violations have been cleared when he returns in January.

**28. 706 Union Street (TMN 36-13-12) Geneva McQueen James, Owner -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. (INSPECTOR UPHELD)**

Ms. Benton stated that this property was initially inspected on July 31, 2012. The hearing was September 14, 2012 and the order was issued on the same date. The City had to secure the property and there are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 8, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include cracked or missing switch plate or electrical outlet cover; electrical equipment needs to be properly installed and maintained; exposed wiring at outlet; exposed wiring at light fixture; power not on at time of inspection; missing smoke detector; inoperable smoke detector; heat—gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; unclean/unsanitary floors, ceilings and/or walls; walls have cracks, holes or loose plaster, decayed wood or other defective material; walls have peeling, chipping or flaking paint that must be repaired, removed, or covered; rotten flooring must be repaired; loose floor covering must be repaired or replaced; ceiling contains holes; loose material and/or in disrepair; exterior doors need to be weathertight; bathrooms and bedrooms must have a door and interior lock; locks not maintained or missing from windows; every window shall open and close as manufactured; windows need glazing; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and/or breaks; flashing required around chimney; needs premises identification; rear steps rotten or in disrepair; all exterior property and premises shall be maintained in a clean and sanitary condition.

There are no permits for this property and staff was not notified as to the owner's inability to attend this meeting.

Brian Higgins, 1007 Haywood Street, stated that the damage is the result of a fire. He described the location and state of disrepair of the property. He encouraged the Commission to uphold the Inspector.

Patricia Wysneski, 1607 Bayliff Street, indicated that this property is located at the entrance to the neighborhood. The owners have never made an attempt to repair the property. She urged the Commission to uphold the Inspector.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Sheridan, Moore-Dudley, Quinn, Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 706 Union Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code

Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**29. 506 Logan Street** (TMN 71-2-4) Samara Johnson and Walter Johnson, Owners -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(INSPECTOR UPHELD)**

Ms. Benton stated that this property was initially inspected on August 24, 2011. The hearing was March 26, 2012 and the order was issued on the same date. There are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include plumbing fixture/toilet loose/not properly secured; exterior doors need to be weathertight; screens required on doors; screens required on windows; every window shall open and close as manufactured; windows need to be weathertight; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls contain holes and breaks; exterior walls have loose or rotted material; foundation wall has cracks or holes; foundation wall ventilation not maintained or missing; cracked or missing electrical outlet cover; cracked or missing switch plate cover; missing and inoperable smoke detectors; heat—gas/electric not on at time of inspection; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; unclean and unsanitary floors, ceilings and/or walls; walls have peeling, chipping or flaking paint that must be repaired, removed or covered.

There are no permits for this property and staff was not notified as to the owner's inability to attend this meeting.

Given that this property has been out of compliance for over two years and the fact that there is no testimony as to the present owner's intent to bring the property into compliance, Mr. Outling moved to uphold the Inspector, seconded by Mr. Quinn. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Sheridan, Moore-Dudley, Quinn. Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 506 Logan Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**30. 1523 Willomore Street** (TMN 84-5-23) Emanuel Agapion, Owner -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(INSPECTOR UPHELD)**

Ms. Benton stated that this property was initially inspected on January 31, 2013. The hearing was March 4, 2013 and the order was issued on March 11, 2014. There are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include exposed wiring at light fixture; power not on at time of inspection; unsafe electrical wiring; missing and inoperable smoke detectors; heat—gas/electric not on at time of inspection; water not on at time of inspection; unclean/unsanitary floors, ceilings and/or walls; rotten flooring must be repaired in both bathrooms; loose floor covering must be repaired or replaced in kitchen area; plumbing facilities must be maintained in a safe, sanitary and functional condition, loose toilet and bathroom sink; cracked or missing electrical outlet covers; exterior wood surfaces need to be maintained by painting or other protective coating; exterior walls have loose or rotted material; flashing required around chimney; foundation wall has holes or cracks; screen on doors should be self-closing and latching; all sidewalks, walkways, driveways shall be maintained.

There are no permits for this property and staff was not notified as to the owner's inability to attend this meeting.

Brian Higgins, 1007 Haywood Street, stated that this property was one of an initial batch of petitions submitted by the neighborhood on January 2, 2013. Neighbors have had to mow the yard in the past and the City has taken the responsibility for maintaining this property and the yard for the last three years. He felt there was complete abandon of intent to repair. He encouraged the Commission to uphold the Inspector.

Patricia Wysneski, 1607 Bayliff Street. She urged the Commission to uphold the Inspector.

Given the present condition of the property, Mr. Allen moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Sheridan, Moore-Dudley, Quinn. Allen. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 1523 Willomore Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

31. **1101 South Benbow Road** (TMN 103-6-28) Tony Troxler and Susie Troxler, Owners -- In the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(REMOVED)**
32. **906 Gregory Street** (TMN 57-9-16) Henry Parker and Margaret Parker: Revocable Living Trust – Owners in the Matter of Order to Repair, Alter or Improve Structure. Inspector Covington. **(INSPECTOR UPHELD)**

Ms. Benton stated that this property was initially inspected on January 31, 2013. The hearing was March 4, 2013 and the order was issued on April 10, 2013. There are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 8, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include cracked or missing electrical outlet covers; exposed wiring at outlet; power not on at time of inspection; missing and inoperable smoke detectors; plumbing facilities must be maintained in a safe, sanitary and functional condition; water not on at time of inspection; unclean/unsanitary floors, ceilings and/or walls; screens required on windows; screens on doors should be self-closing and latching; windows shall open and close as manufactured; exterior windows need to be weathertight; exterior walls have loose or rotted material; foundation wall has holes or cracks; foundation wall ventilation not maintained or missing; heat—gas/electric not on at time of inspection.

There are no permits for this property.

Margaret Parker contacted Ms. Benson earlier in the day to explain they were in process of selling the house. They were unable to attend the meeting.

Brian Higgins, 1007 Haywood Street, stated that property is vacant and next door to a convenience store. He said that the property has become a site for loiters. The house is close to a neighborhood park. He encouraged the Commission to uphold the Inspector.

Patricia Wysneski, 1607 Bayliff Street, stated that this property is an eyesore in the neighborhood and she urged the Commission to uphold the Inspector.

Ms. Sheridan moved to continue the case until the December 10, 2013 meeting. There was no second and the motion failed.

Mr. Outling commented that there is no representation as to a sale and there is no evidence regarding the owner's intent to bring the property into compliance.

Mr. Quinn moved to uphold the Inspector, seconded by Mr. Outling. The Commission voted unanimously 6-1 in favor of the motion. (Ayes: Sullivan, Outling, Ata, Moore-Dudley, Quinn. Allen. Nays: Sheridan.)

Chair Sullivan stated that the property involved in this matter is located at 906 Gregory Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**33. 2710 Twin Lakes Drive (TMN 354-1-14) Louay Shawket, Owner – In the Matter of Order to Repair, Alter or Improve Structure. Inspector Jones. (INSPECTOR UPHELD)**

Ms. Benton stated that this property was initially inspected on March 21, 2012. The hearing was May 24, 2013 and the order was issued on June 5, 2013. There are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include doors need to be weathertight; locks not maintained or missing from windows; windows shall open and close as manufactured; windows need glazing; exterior windows need to be weathertight; all exterior property and premises shall be maintained in a clean and sanitary condition; all exterior property shall be maintained free from weeds/plant growth in excess of 12 inches; wall structural member unable to support imposed load; rotten flooring must be repaired.

There was no one present to speak on this property.

Ms. Moore-Dudley moved to uphold the Inspector, seconded by Ms. Ata. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Sheridan, Moore-Dudley, Allen, Quinn. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 2710 Twin Lakes Drive in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved and Decreed** by vote of the Commission that the Inspector is upheld.

**34. 1023 Willard Street (TMN 195-2-37) Omar A. Mateen and Suzanne Mateen, Owners – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal (INSPECTOR UPHELD)**

Ms. Benton stated that this property was initially inspected on June 21, 2011. The hearing was January 25, 2012 and the order was issued on February 24, 2012. The City had to secure this property. There are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 8, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include electrical receptacle missing cover plate in kitchen; electrical receptacle for clothes dryer loose and unstable, fixture in attached shed does not work; electrical receptacle in attached shed is hanging loose, missing cover plate and not contained inside an electric box;

front storm door is missing arm closure; foundation door needs to be able to close and lock and not require bricks to keep it closed; attached shed door will not close and lock; back door has been kicked in and will not close and secure the unit. First bedroom door knob will not lock; interior surfaces are unclean and unsanitary; carpet areas are unclean and unsanitary; bedroom doors will not lock, need to be repaired; return vent in the middle of hallway floor filter needs to be changed; trash accumulated inside unit; bathroom commode is loose and unstable; roof needs to be cleaned off from tree limbs and debris; gutters need cleaning out; floor carpeted areas are unclean and unsanitary; kitchen sink sprayer does not work; unit needs house numbers.

There was no one present to speak on this property. There are no permits for this property.

Given that the property has been out of compliance for years and there is no evidence that the present owners intend to bring the property into compliance, Mr. Outling moved to uphold the Inspector, seconded by Ms. Moore-Dudley. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Sheridan, Moore-Dudley, Allen, Quinn. Nays: None.)

Chair Sullivan stated that the property involved in this matter is located at 1023 Willard Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**35. 1316 Avalon Road (TMN 215-9-18) Heirs of Mary Helen Young c/o Terri D. Long and/or c/o Lisa Bryant, Owners – In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. (INSPECTOR UPHELD)**

Ms. Benton stated that this property was initially inspected on two different dates. The exterior was inspected on March 29, 2010 and the interior on April 20, 2010. The hearing was held November 26, 2010 and the order was issued on December 8, 2010. Inspector McDougal explained that this case was once before the Commission and was continued. The case is now being brought back off of the old system as a new case. The case was lost when the City's computer system was changed.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 8, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include ceiling and walls need painting in unit; unsanitary/unclean conditions in unit; repair ceiling where water leak has caused damaged and stains, bathroom; must remove all debris inside unit; globes are needed for light fixtures; cover plates needed for electrical receptacles and switches.

Inspector McDougal informed the Commission that the owner communicated her intent to repair the violations by email prior to the meeting. She asked for a continuance of 90 days.

Mr. Outling noted that there are violations that have not been remedied since 2010 and the property owner is not present to speak to their intent.

Ms. Sheridan moved to continue the case until the December 10, 2013 meeting, seconded by Ms. Moore-Dudley. The Commission voted 3-4 against the motion and the motion failed. (Ayes: Sheridan, Ata, Moore-Dudley. Nays: Quinn, Allen, Sullivan, Outling)

Given that the property has been out of compliance for years and there is no evidence that the present owners intend to bring the property into compliance, Mr. Outling moved to uphold the Inspector, seconded by Mr. Allen. The Commission voted 5-2 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Allen, Ata. Nays: Sullivan, Moore-Dudley)

Chair Sullivan stated that the property involved in this matter is located at 1316 Avalon Road in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

**36. 807 North Eugene Street** (TMN 24-3-5) Estate of Sari Lynn Winfred Newton c/o Cathe C. Henderson, Public Administrator, Owner. In the Matter of Order to Repair, Alter or Improve Structure. Inspector McDougal. **(INSPECTOR UPHELD)**

Ms. Benton stated that this property was initially inspected on April 23, 2012. The date of hearing was March 11, 2013 and the order was issued April 1, 2013. The City had to secure the property. There are children living in the area where the property is located.

Counsel Williams asked Ms. Benton if the video being shown was a fair and accurate representation of the property; if all parties in interest were properly served with all notices, complaints and orders issued in this matter; the last time the property was visited was November 7, 2013; the property is not a duplex or multiunit apartment; there are more than five separate types of violations of any of the minimum housing standard codes for each unit in the multiunit property or in the entire building. Ms. Benton stated that she agreed with these questions.

Ms. Benton stated that the list of violations include bathroom commode loose and unstable; no water service; surfaces throughout unit unsanitary and unclean; first bedroom walls very badly cracked; debris accumulated inside unit; interior chimney wall plaster peeling, cracking and blistering from roof leak; interior window sill in dining area has chipped and peeling paint; first and second bedroom doors need locks; rear storm door has busted screen; front porch guardrails have chipped and peeling paint; front porch wood floor/fascia and soffit boards on house/exterior window frames/back enclosed porch exterior lattice board all have chipped and peeling paint; overhang extension in disrepair, improperly anchored or unsafe-back steps overhang has rotting wood; exterior wood of back door and back door frame has chipped and peeling paint; exterior rear enclosed porch walls need weather coating; front guardrail is very loose; living room ceiling has hole; dining room ceiling plaster is falling and coming apart from roof leak; roof has leaks; garage exterior walls need weather coating; garage fascia boards need painting; electrical receptacle on exterior off front porch need weather cap enclosure; every basement opening shall prevent the entrance of rodents, rain and surface drainage water—basement has six inches of standing water; holes in garage walls; interior window frames have chipped and peeling paint.

Counsel Williams explained that this property is located in a historic district and there is an additional year the Historic Preservation Commission can delay the City's demolition order.

Given that the absence of testimony as to the current owner's intent to bring the property into compliance and the considerable amount of time the property has been out of compliance, Mr. Outling moved to uphold the Inspector, seconded by Mr. Allen. The Commission voted 5-2 in favor of the motion. (Ayes: Sullivan, Outling, Quinn, Allen, Ata. Nays: Sheridan, Moore-Dudley)

Chair Sullivan stated that the property involved in this matter is located at 807 North Eugene Street in Greensboro, North Carolina. The property owner and all parties in interest in said property have been properly served with all Complaints, Notices and Orders issued in this matter in compliance with the law. The property owner and all parties in interest were afforded their due process rights in compliance with the law. The property in question has more than five separate types of violations of any of the Minimum Housing Code Standards. The continuation of this dwelling in its current condition is detrimental to the health, safety, morals and welfare to the people within the City of Greensboro and is unfit for human habitation. Based on the foregoing findings of fact, it is hereby concluded that this matter is properly before this Commission; the described structure is dangerous and unfit for human habitation; and the Inspector is proper in all respects.

Therefore it is **Ordered, Resolved** and **Decreed** by vote of the Commission that the Inspector is upheld.

#### **REQUESTS TO RESCIND:**

Ms. Moore-Dudley moved to rescind **4311 Kildare Drive, 919 Pearson Street, 309 Shoffner Court, and 8 Lancer Court**, seconded by Ms. Ata. The Commission voted unanimously 7-0 in favor of the motion. (Ayes: Sullivan, Ata, Outling, Quinn, Allen, Moore-Dudley, Sheridan. Nays: None.)

37. **4311 Kildare Drive** (TMN 546-7-9) Richard C. Mills, Owner. Repaired by Owner.  
**(RESCINDED)**
38. **919 Pearson Street** (TMN 30-5-7) Redevelopment Commission of Greensboro, Owner. Demolished by Owner. **(RESCINDED)**
39. **309 Shoffner Court** (TMN 631-624-33) Nevada M. Shoffner, Owner. Demolished by Owner.  
**(RESCINDED)**
40. **8 Lancer Court** (TMN 399-2-81) Citi Investment Group, Owner. Repaired by Owner.  
**(RESCINDED)**

#### **ADJOURNMENT:**

There being no further business before the Group, the meeting adjourned at 5:49 p.m.

Respectfully submitted,

Kathleen Sullivan,  
Chairwoman, City of Greensboro Minimum Housing Standards Commission

KS:sm/jd